

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 18, 2006
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Bob Didion

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***Continued from November 2, 2005 and January 11, 2006:***

PACIFIC COAST OFFICE BUILDING- PROJECT NO. 54384
City Council District: 6 Plan Area: Mission Valley

STAFF: Bill Tripp

Site Development Permit to construct an approximate 10,000 square foot office building on an approximate five-acre site containing environmentally sensitive lands, located **east of the southerly terminus of Scheidler Way, south of the 3300 block of Camino Del Rio South** in the MV-CO Zone of the Mission Valley Planned District. Mitigated Negative Declaration NO. 54384.
Report No. HO-05-203

RECOMMENDATION:
Approve

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ITEM-5: *Continued from January 11, 2006:*

SIEMPRE VIVA MAP WAIVER - PROJECT NO. 68945

City Council District: 8; Plan Area: Otay Mesa

STAFF: Nilia Koering

Map Waiver to waive the requirements for a tentative map to create four industrial condominium units on a 2.19-acre site. The property is located at **8560 Siempre Viva Road** in the Industrial Subdistrict of Otay Mesa Development District within the Otay Mesa Community Plan. Exempt from environmental. Report No. HO-06-004

RECOMMENDATION:

Approve

ITEM-6: *Continued from January 11, 2006:*

548 HERBERT MAP WAIVER - PROJECT NO. 77528

City Council District: 3; Plan Area: Uptown Community Plan

STAFF: Jeff Robles

Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities to convert two existing residential units to condominiums on a 0.13-acre site. The property is located at **3548 Herbert Street** in the RS-1-7 Zone within the Uptown Community Plan Area. Exempt from environmental. Report No. HO-06-011

RECOMMENDATION:

Approve

ITEM-7: *Continued from January 11, 2006:*

LA CIMA OIL CONVENIENT STORE - PROJECT NO. 66019

City Council District: 8; Plan Area: Otay Mesa Nestor

STAFF: Nilia Koering

Conditional Use Permit to amend (CUP 83-0551 which permitted a Gasoline Service Station) to replace an existing food kiosk with a 2,000 square-foot convenience store located at an existing gas station. The property is located at

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4360 Palm Avenue, in the CC-2-3 zone, within the Otay Mesa Nestor Community Planning Area. Exempt from environmental.
Report No. HO-06-026

RECOMMENDATION:

Approve

ITEM-8: *Continued from January 11, 2006:*

4553 55th STREET MAP WAIVER - PROJECT NO. 55838
City Council District: 7; Plan Area: College Area

STAFF: Helene Deisher

Conversion of three existing residential units to condominium ownership and to waive the requirement to underground existing adjacent overhead utilities. The 0.258 acre project site is located at **4553 55th Street** between Madison Avenue and El Cajon Boulevard within the RM-3-8 zone of the Central Urbanized Planned District within the College Area Community Plan. Exempt from environmental. Report No. HO-06-007.

RECOMMENDATION:

Approve

ITEM-9: **JAFFER/LADDON RESIDENCE- PROJECT NO. 43731**
City Council District: 1; Plan Area: Torrey Pines Community Plan

STAFF: Cherlyn Cac

Coastal Development Permit and Site Development Permit to add to and remodel the first floor and construct a second floor for a total addition of 2,460 square feet to an existing single family residence on a 15,188 square-foot site, including a Lot Line Adjustment. The property is located at **2362 Lozana Road** in the RS-1-6 Zone within the Torrey Pines Community Plan area. Mitigated Negative Declaration No. 43731. Report No. HO-06-034.

RECOMMENDATION:

Approve

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ITEM-10: **1172 21st STREET MAP WAIVER- PROJECT NO. 81787**

City Council District: 2 Plan Area: Pacific Beach

STAFF: Nilia Koering

Map Waiver to convert two residential units into condominiums and to waive the requirement to underground the existing overhead utilities at 1172 21st Street. Exempt from environmental. Report No. HO-06-005

RECOMMENDATION:

Approve

ITEM-11: **UPTOWN MARKET AND DELI - PROJECT NO. 74150**

City Council District: 2 Plan Area : Uptown

STAFF: Patrick Hooper

Conditional Use Permit to allow for the limited sale of beer and wine within an existing retail market and deli located at 2420 5th Avenue, in the CN-1A Zone of Mid City Communities Planned District. Exempt from environmental. Report No. HO-06-014

RECOMMENDATION:

Approve

ITEM-12: **GARCIA RESIDNECE- PROJECT NO. 65582**

City Council District: 2 Plan Area : Mission Beach Planned District and Precise Plan.

STAFF: Robert Korch

Coastal Development Permit to demolish an existing residence and construct an new 3,013 square-foot, two-story single-family residence over a basement at **756 Jamaica Court** in the R-S-Zone, Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Overlay within the boundaries of the Mission Beach Planned District and Precise Plan area. Exempt from environmental. Report No. HO -06-003

RECOMMENDATION:

Approve

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ITEM-13: **714 BONAIR WAY MAP WAIVER - PROJECT NO. 79709**

City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Coastal Development Permit, Map Waiver and Waiver of Undergrounding to construct two residential condominium units on a 6,210 square foot site at **714 Bonair Way** in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable, and Coastal Height Limit. Exempt from environmental. Report No. HO -06-017

RECOMMENDATION:

Approve

ITEM-14: **2999 OCEAN FRONT MAP WAIVER - PROJECT NO. 81138**

City Council District: 2 Plan Area : Mission Beach

STAFF: Glenn Gargas

Map Waiver application to waive the requirements of a Tentative Map to create 5 residential condominium units from a previously existing 6 unit building on a 0.10 acre property. The project site is located at **2999 Ocean Front Walk**, in the R-S Zone of Mission Beach Planned District, State Coastal Overlay Zone, Beach Parking Impact Overlay Zone and within the Mission Beach Community Plan. Exempt from environmental. Report No. HO-06-029

RECOMMENDATION:

Approve

ITEM-15: **PESCADERO WEST - PROJECT NO. 9503**

City Council District: 2 Plan Area : Ocean Beach

STAFF: Will Zounes

Coastal Development Permit to demolish two existing buildings with garage and construct two three unit each multi-family structures with underground parking on a 10,500 square foot lot. The site is located at **4829 Pescadero Avenue** in the RM-2-4 Zone within the Coastal Overlay Zone (appealable area). Mitigated Negative Declaration No. 9503. Report No. HO-06-013

RECOMMENDATION:

Approve

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ITEM-16: **SEQUOIA STREET MAP WAIVER - PROJECT NO. 50804**
City Council District: 2 Plan Area : Pacific Beach

STAFF: Glenn Gargas

Coastal Development Permit and Map Waiver application to waive the requirements for a Tentative Map to convert 3 existing residential units to condominiums on a 0.118 acre property. The project site is located at **4083 Sequoia Street**, in the RM-1-1 Zone, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan. Exempt from environmental. Report No. HO-06-022.

RECOMMENDATION:
Approve

ITEM-17: **450 A STREET MAP WAIVER - PROJECT NO. 75340**
City Council District: 2 Plan Area : Centre City

STAFF: Pete Lynch

Allow conversion of 15 commercial units and 17 commercial parking space units in an existing building, into Condominiums at **450 A Street**, on the northwest corner of A Street and 5th Avenue within the Centre City Community Plan area. Exempt from environmental. Report No. HO-06-001

RECOMMENDATION:
Approve

ITEM-18: **EVANS SCHOOL PLAYGROUND - PROJECT NO. 4990**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Amendment to an existing Conditional Use Permit and a new Coastal Development Permit to demolish an existing single-family residence and convert the lot at **6423 Campina Place** for playground, use for the adjacent Evan School located at 6510 La Jolla Scenic Drive in the RS-1-2 zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit Overlay Zone all within the boundaries of the La Jolla Community Plan area. Exempt from environmental. Report No. HO-06-018

RECOMMENDATION:
Approve

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ITEM-19: **4686 NIAGARA AVENUE MAP WAIVER - PROJECT NO. 77214**
City Council District: 1; Plan Area: La Jolla

STAFF: **Laila Iskandar**

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert two residential units to two condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at **4686 Niagara Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, within the Ocean Beach Emerging Cottage Historic District and the Ocean Beach Precise Plan and Local Coastal Program and Council District 2. Exempt from environmental. Report No. HO-06-025

RECOMMENDATION:

Approve